



**Zoning Board of Appeals Agenda
Wednesday, February 20, 2013
6:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585**

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Approve Minutes of January 15, 2013

- ZBA-038-12** **419 and 499 North Madison Street**
Applicant Dave Honkamp & Steve Hoeppner
Ward 3 **Special Use Permit** for approximately 10,000 square feet expansion of the existing 8,500 square feet building pursuant to Section 80-007-C as a legally non-conforming use, pursuant to the site plan and rendering submitted in a C-4 Urban Mixed Use District
Laid Over from November, December and January meetings
- ZBA-046-12** **939 North 2nd Street**
Applicant Kurt Johnson
Ward 3 **Special Use Permit for a Planned Unit Development** consisting of a bed and breakfast to include event venues in an R-1, Single-family Residential Zoning District.
Laid Over from December and January meetings
- ZBA-001-13** **821 Kishwaukee Street**
Applicant James A. Haas
Ward 5 **Modification of Special Use Permit #018-10** to include used vehicle sales in a C-3, Commercial General Zoning District
- ZBA-002-13** **3004 Spring Creek Road**
Applicant Christine Garner
Ward 12 **Special Use Permit for a Planned Unit Development** for a residence and law office in an R-1, Single-family Residential Zoning District
- ZBA-003-13** **3304 Gilbert Avenue**
Applicant Rockford Area Habitat for Humanity
Ward 7 **Variation** to reduce the required average front yard setback from 19' to 12' along Vermont Street in an R-1, Single-family Residential Zoning District